

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:	§	
	§	
CAL NEVA LODGE, LLC	§	Case No. 16-51281
	§	
Debtor	§	

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

JERI COPPA-KNUDSON, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

<p>Assets Abandoned: 10,700,062.00 <i>(Without deducting any secured claims)</i></p>	<p>Assets Exempt: 0.00</p>
<p>Total Distributions to Claimants: 0.00</p>	<p>Claims Discharged Without Payment: 4,610,120.72</p>
<p>Total Expenses of Administration: 7,780.21</p>	

3) Total gross receipts of \$ 7,780.21 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$ 0.00 (see **Exhibit 2**), yielded net receipts of \$ 7,780.21 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from Exhibit 3)	\$ NA	\$ 7,486,295.61	\$ 7,486,295.61	\$ 0.00
PRIORITY CLAIMS: CHAPTER 7 ADMIN. FEES AND CHARGES (from Exhibit 4)	NA	2,333.17	2,333.17	2,008.17
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from Exhibit 5)	NA	17,396.74	17,396.74	5,772.04
PRIORITY UNSECURED CLAIMS (from Exhibit 6)	NA	16,319.68	13,653.68	0.00
GENERAL UNSECURED CLAIMS (from Exhibit 7)	NA	5,596,467.04	4,596,467.04	0.00
TOTAL DISBURSEMENTS	\$ NA	\$ 13,118,812.24	\$ 12,116,146.24	\$ 7,780.21

4) This case was originally filed under chapter 11 on 06/10/2016 , and it was converted to chapter 7 on 02/27/2018 . The case was pending for 11 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 01/08/2019 By: /s/JERI COPPA-KNUDSON

Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE ¹	\$ AMOUNT RECEIVED
FINANCIAL ACCOUNTS	1229-000	7,780.21
TOTAL GROSS RECEIPTS		\$ 7,780.21

¹The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
NA		NA	NA
TOTAL FUNDS PAID TO DEBTOR & THIRD PARTIES			\$ 0.00

EXHIBIT 3 – SECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
000021	LADERA DEVELOPMENT, LLC	4110-000	NA	7,471,110.61	7,471,110.61	0.00
000017A	LUMOS & ASSOCIATES, INC.	4210-000	NA	15,185.00	15,185.00	0.00
TOTAL SECURED CLAIMS			\$ NA	\$ 7,486,295.61	\$ 7,486,295.61	\$ 0.00

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TRUSTEE COMPENSATION:JERI COPPA KNUDSON	2100-000	NA	1,528.02	1,528.02	1,528.02
TRUSTEE EXPENSES:JERI COPPA KNUDSON	2200-000	NA	95.15	95.15	95.15
UNION BANK	2600-000	NA	60.00	60.00	60.00
UNITED STATES TRUSTEE	2950-000	NA	650.00	650.00	325.00
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		\$ NA	\$ 2,333.17	\$ 2,333.17	\$ 2,008.17

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
JEFFER MANGELS BUTLER & MITCHELL LL	6700-000	NA	9,905.06	9,905.06	0.00
JEFFER MANGELS BUTLER & MITCHELL LL	6710-000	NA	4,918.18	4,918.18	4,918.18
FRANCHISE TAX BOARD	6820-000	NA	2,573.50	2,573.50	853.86
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		\$ NA	\$ 17,396.74	\$ 17,396.74	\$ 5,772.04

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000007	ROZLYNN LILLIANA WEIG	5300-000	NA	2,666.00	0.00	0.00
000020A	ROZLYNN WEIG	5300-000	NA	12,850.00	12,850.00	0.00
000009A	FRANCHISE TAX BOARD	5800-000	NA	803.68	803.68	0.00
TOTAL PRIORITY UNSECURED CLAIMS			\$ NA	\$ 16,319.68	\$ 13,653.68	\$ 0.00

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000026	ARBOR CARE OF TAHOE	7100-000	NA	3,920.00	3,920.00	0.00
000016	BELFOR USA GROUP, INC.	7100-000	NA	89,742.11	89,742.11	0.00
000005	BRIGHT BUSINESS MEDIA LLC	7100-000	NA	4,000.00	4,000.00	0.00
000028	CAL NEVA LODGE LLC	7100-000	NA	2,607.00	2,607.00	0.00
000030	CASE DEVELOPMENT SERVICES, LLC	7100-000	NA	36,671.78	36,671.78	0.00
000004	CHARTER COMMUNICATIONS	7100-000	NA	481.36	481.36	0.00
000011	DALE COX ARCHITECTS	7100-000	NA	5,105.00	5,105.00	0.00

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000019	GEORGE STUART YOUNT, INDIVIDUALLY A	7100-000	NA	1,000,000.00	1,000,000.00	0.00
000022	GEORGE STUART YOUNT, INDIVIDUALLY A	7100-000	NA	1,000,000.00	0.00	0.00
000010	INTERNAL REVENUE SERVICE	7100-000	NA	200.00	200.00	0.00
000018	IPREP ACQUISITION, LLC	7100-000	NA	75,000.00	75,000.00	0.00
000001	KOCH ELEVATOR CO	7100-000	NA	6,199.97	6,199.97	0.00
000006	KOLESAR & LEATHAM	7100-000	NA	527.00	527.00	0.00
000032	LAW OFFICES OF THOMAS J. HALL	7100-000	NA	5,494.50	5,494.50	0.00
000014	LESLIE P. BUSICK	7100-000	NA	0.00	0.00	0.00
000012	NATIONAL UNION FIRE INSURANCE COMPA	7100-000	NA	0.00	0.00	0.00
000031	NEW CAL-NEVA LODGE LITIGATION TRUST	7100-000	NA	0.00	0.00	0.00
000027	NO LAKE TAHOE FIRE PROTECTION DISTR	7100-000	NA	17,418.05	17,418.05	0.00
000003	RAPID SPACE, LLC	7100-000	NA	1,896.00	1,896.00	0.00

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000002	RENO ORNAMENTAL IRON LTD	7100-000	NA	201.95	201.95	0.00
000023	THE SHERATON LLC	7100-000	NA	3,307,491.54	3,307,491.54	0.00
000008	WASHOE COUNTY TREASURER	7100-000	NA	39,510.78	39,510.78	0.00
TOTAL GENERAL UNSECURED CLAIMS			\$ NA	\$ 5,596,467.04	\$ 4,596,467.04	\$ 0.00

FORM 1

INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page: 1
Exhibit 8

Case No: 16-51281 GWZ Judge: GREGG W. ZIVE
Case Name: CAL NEVA LODGE, LLC

Trustee Name: JERI COPPA-KNUDSON
Date Filed (f) or Converted (c): 02/27/18 (c)
341(a) Meeting Date: 04/12/18
Claims Bar Date: 07/20/18

For Period Ending: 01/08/19

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. FINANCIAL ACCOUNTS WELLS FARGO CHECKING 2244	7,378.00	7,378.00		7,780.21	FA
2. INVESTMENTS INTEREST IN CORP./SUBJECT TO LITIGATION/NO RECOVERY OF FUNDS TO ESTATE AFTER LEGAL FEES AND SECURITY INTEREST	10,700,000.00	3,688,441.18		0.00	FA
3. FINANCIAL ACCOUNTS WELLS FARGO CHECKING 4100	0.00	0.00		0.00	FA
4. FINANCIAL ACCOUNTS WELLS FARGO SAVINGS 0376	0.00	0.00		0.00	FA
5. FINANCIAL ACCOUNTS COMMUNITY BANK CHECKING 3932	62.00	62.00		0.00	FA

				Gross Value of Remaining Assets	
TOTALS (Excluding Unknown Values)	\$10,707,440.00	\$3,695,881.18		\$7,780.21	\$0.00
				(Total Dollar Amount in Column 6)	

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

July 18, 2018, 11:17 am final account to be done after bar date passes 7/20/2018

May 09, 2018, 11:14 am FA

FORM 1

INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT

ASSET CASES

Page: 2

Exhibit 8

Case No: 16-51281 GWZ Judge: GREGG W. ZIVE
Case Name: CAL NEVA LODGE, LLC

Trustee Name: JERI COPPA-KNUDSON
Date Filed (f) or Converted (c): 02/27/18 (c)
341(a) Meeting Date: 04/12/18
Claims Bar Date: 07/20/18

Initial Projected Date of Final Report (TFR): 08/31/18

Current Projected Date of Final Report (TFR): 08/31/18

FORM 2

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Page: 1
Exhibit 9Case No: 16-51281 -GWZ
Case Name: CAL NEVA LODGE, LLCTrustee Name: JERI COPPA-KNUDSON
Bank Name: UNION BANK
Account Number / CD #: *****2172 Checking Account (Non-Interest Earn

Taxpayer ID No: *****9582

For Period Ending: 01/08/19

Blanket Bond (per case limit): \$ 5,000,000.00

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
			BALANCE FORWARD				0.00
03/19/18		WELLS FARGO BANK	TURNOVER OF FUNDS FROM BANK	1229-000	7,780.21		7,780.21
03/19/18	1	Asset Sales Memo:	FINANCIAL ACCOUNTS \$7,780.21				7,780.21
04/25/18		UNION BANK	BANK SERVICE FEE	2600-000		15.00	7,765.21
05/25/18		UNION BANK	BANK SERVICE FEE	2600-000		15.00	7,750.21
06/25/18		UNION BANK	BANK SERVICE FEE	2600-000		15.00	7,735.21
07/25/18		UNION BANK	BANK SERVICE FEE	2600-000		15.00	7,720.21
10/26/18	010001	JERI COPPA KNUDSON	TRUSTEE;S FEES AND EXPENSES/DOC#348			1,623.17	6,097.04
			Fees 1,528.02	2100-000			
			Expenses 95.15	2200-000			
10/26/18	010002	UNITED STATES TRUSTEE	QUARTERLY FEES	2950-000		325.00	5,772.04
10/26/18	010003	FRANCHISE TAX BOARD	CLAIM # 25	6820-000		853.86	4,918.18
10/26/18	010004	JEFFER MANGELS BUTLER & MITCHELL LLP ATTN: DAVID M POITRAS PC 1900 AVENUE OF THE STARS, 7TH FLOOR LOS ANGELES, CA 90067	ADMINISTRATIVE CLAIM # 29	6710-000		4,918.18	0.00

COLUMN TOTALS 7,780.21 7,780.21 0.00

Less: Bank Transfers/CD's 0.00 0.00

Subtotal 7,780.21 7,780.21

Less: Payments to Debtors 0.00

Net 7,780.21 7,780.21

TOTAL - ALL ACCOUNTS

NET DEPOSITS NET DISBURSEMENTS ACCOUNT BALANCE

Checking Account (Non-Interest Earn - *****2172 7,780.21 7,780.21 0.00

7,780.21 7,780.21 0.00

(Excludes Account Transfers) (Excludes Payments To Debtors) Total Funds On Hand

Page Subtotals 7,780.21 7,780.21

FORM 2

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Page: 2

Exhibit 9

Case No: 16-51281 -GWZ
Case Name: CAL NEVA LODGE, LLC

Trustee Name: JERI COPPA-KNUDSON
Bank Name: UNION BANK
Account Number / CD #: *****2172 Checking Account (Non-Interest Earn

Taxpayer ID No: *****9582

For Period Ending: 01/08/19

Blanket Bond (per case limit): \$ 5,000,000.00

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)

Checking Account (Non-Interest Earn - *****2172

Page Subtotals

0.00

0.00